

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

December 10, 2002

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:03 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Kaheny, and Deputy City Clerk Bennett

CONSENT CALENDAR

1. APPROVAL OF MINUTES of November 12, 2002; and November 26, 2002

Staff recommendation: Agency/Council approve the minutes.

2. AGENCY RESOLUTION NO. 1806, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A PURCHASE AGREEMENT FOR PROPERTY LOCATED AT 201 THIRD AVENUE FOR REDEVELOPMENT PURPOSES AND APPROPRIATING \$350,000 FROM THE AVAILABLE FUND BALANCE IN THE MERGED PROJECT AREA FUND FOR REPAYMENT OF OUTSTANDING ADVANCES FROM THE BAYFRONT/TOWN CENTRE 1 PROJECT AREA FUND AND APPROPRIATING \$350,000 FROM UNANTICIPATED REVENUES IN THE BAYFRONT/TOWN CENTRE 1 PROJECT AREA FUND FOR PROPERTY ACQUISITION COSTS

The subject parcel, located at 201 Third Avenue, has been vacant for a number of years and became available for purchase this year. The key parcel is located at the northern gateway into the Town Centre 1 Redevelopment Project Area and Third Avenue shopping district. In order to help ensure that a significant anchor project be developed at this critical intersection, the parcel is recommended for purchase by the Agency to be included in a larger scale project envisioned for the site. The ultimate development of the project is yet to be determined but could include an urban mixed-use project of at least two to three stories, a continuation of the "main street" ground floor retail look and feel of Third Avenue, and architectural design inviting visitors into the Third Avenue district. This action will approve the acquisition and provide funding for this purpose. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

ACTION: Agency/Councilmember Rindone moved to approve staff recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARINGS

3. CONSIDERATION OF COASTAL DEVELOPMENT PERMIT NUMBER 74 FOR HIGHWAY WORK TO BE DONE BY CALTRANS ALONG INTERSTATE 5 AND STATE ROUTE 54 INVOLVING INSTALLATION OF PLANTING MATERIALS AND IRRIGATION SYSTEMS, DECORATIVE CONCRETE AND ROCK TREATMENTS, AND MAINTENANCE VEHICLE PULLOUTS WITH GORE PAVING

The California State Department of Transportation (CalTrans) is proposing to renovate existing plant materials and irrigation systems and to provide maintenance vehicle pullouts and gore pavings along Interstate 5, between E Street in Chula Vista and 24th Street in National City, and along State Route 54 between Interstate I-5 and Interstate I-805. Portions of the project are located within the City Of Chula Vista Coastal Zone within the City's coastal permit jurisdiction. (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Principal Community Development Specialist Lukes presented the process for the issuance of the coastal development permit.

Chair/Mayor Padilla opened the public hearing. With no members of the public wishing to speak, he then closed the public hearing.

Agency/Councilmember Salas asked whether the City would have the opportunity to weigh in on the design and color scheme of the proposed artwork. Tom Ham, Project Manager for CalTrans, responded that the proposed project will comprise a Maritime-Eco theme to reflect the saltwater marsh, and he welcomed any comments from the Council and the community.

Councilmember Davis asked whether the proposed designs would be graffiti-resistant. Mr. Ham replied that most of the decorative mulch and rock would be anchored down, with approximately three inches of loose material that can be raked over in the event of any tagging.

Councilmember McCann suggested that the orange color be toned down or replaced with an alternate color.

ACTION: Council/Agencymember McCann offered Council Resolution No. 2002-51, and Agency Resolution No. 1807, headings read and texts waived.

COUNCIL RESOLUTION NO. 2002-512 AND AGENCY RESOLUTION NO. 1807, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AUTHORIZING THE ISSUANCE OF COASTAL DEVELOPMENT PERMIT NO. 74 FOR HIGHWAY WORK TO BE DONE BY CALTRANS ALONG INTERSTATE 5 (I-5) AND STATE ROUTE-54 INVOLVING INSTALLATION OF MAINTENANCE VEHICLE PULLOUTS WITH GORE PAVING

The motion carried 5-0.

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7. CONFERENCE WITH LEGAL COUNSEL REGARDING INITIATION OF LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(C)
One case.

ACTION: Direction was given to staff.

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Assessor Parcel Nos. 568-044-09 (approx. 0.12 acres); 568-044-10 (approx. 0.30 acres); 568-044-11 (approx. 0.26 acres); 568-152-01 (approx. 0.13 acres); 568-152-23 (approx. 0.14 acres); 568-132-24 (approx. 0.13 acres); 568-132-25 (approx. 0.13 acres); 568-132-26 (approx. 0.08 acres); 568-132-27 (approx. 0.07 acres) all located on Landis Avenue Public Parking Lots between 299 Landis and 281 Landis Avenue

Negotiating Parties: Chris Salomone (Redevelopment Agency) and Pacific Scene (2505 Congress Street, Suite 220, San Diego)

Under Negotiations: Instructions to negotiators

ACTION: Direction was given to staff.

ADJOURNMENT

At 8:20 p.m., Chair/Mayor Padilla adjourned the meeting to the Regular meeting of the Redevelopment Agency on December 17, 2002, at 6:00 p.m., immediately following the City Council meeting.

Lorraine Bennett, Deputy City Clerk